

**APPROVED 10/09/2007**  
**Kentucky Board of Home Inspectors**  
**101 Sea Hero Road, Suite 100**  
**Frankfort, Kentucky 40601-5405**

**Ralph J. Wirth, Chairman**  
**Ray Sandbek, Vice Chairman**

**Board Meeting**  
**September 11, 2007**  
**9:00 am**

**Minutes**

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**Board Members Attending:**

Ralph Wirth, Chairman  
Ray Sandbek, Vice Chairman  
Jo Gawthrop  
D. Michael Green

Terry M. Slade (Proxy)  
Linda L. Swearingen  
William J. Welty Sr.

**Board Members Absent**

Richard W. Flora

**Staff Attending:**

Dawna King, BCE

**Guest Attending**

Michael Patton, KREIA  
Jim Ball, KREIA  
Tara L. Green

Kathy Wolfe  
Stephen Wolfe

**Meeting Called to Order**

Mr. Wirth called the meeting to order.

Reviewed and discussed previous minutes. Discussion. Mr. Slade made the motion to approve minutes. Mr. Green seconded the motion. Motion carried, all concurred.

## **New Business**

Discussed how the board could hire a Private Investigator to help the board to acquire information for the two cases of unlicensed home inspectors in KY. Detailed discussion. Mr. Sandbek made the motion to rescind the original motion for the board to hire a private investigator to acquire information on unlicensed home inspectors. Mr. Slade seconded motion. More discussion. Mr. Sandbek withdrew his motion. Mr. Green made a motion to discuss with Mr. Nelson Henderson the training of HVAC Inspectors about home inspections, to investigate the two potential unlicensed home inspectors. Mr. Sandbek seconded the motion. More discussion. Motion carried, all concurred.

Discussed the revisions to Regulations and Statutes submission to Senator Tapp. All the recommendations the board passed have been submitted to Senator Tapp. LRC staff objected to the multiple misdemeanors be consider felonies. The revisions are in the process and moving forward.

Discussed Employee Relocation Council (ERC) requested changes to the report form. Mr. Green made the motion to approve the revised ERC report form. Mr. Slade seconded the motion. Motion carried, all concurred. More discussion about the Employee Relocation inspection report. This report is not a home inspection. Detailed discussion on a "Destination End" Inspection reports.

Discussed the problems with the electrical Federal Pacific Panels with Ken Leathers, State Electrical Inspections Section. Mr. Green stated that the home inspector licensee has the liability to inform the client that the FPE needs to be inspected by a licensed electrician, but the board does not want home inspectors to state the panel needs to be replaced. This is outside the scope of the home inspector.

Discussed August renewals. Robert Chapman, Frankfort, KY; Gregory Thomas, Lexington, KY. These two home inspectors failed to obtain their renewals by August 31, 2007. Ms. Swearingen made the motion to send out expiration letters. Reviewed new home inspector applications. Philip M. Cosby, Louisville, KY; Mitchell T. Noble, Elizabethtown, KY; David R. Taylor, Berea, KY; Jeffery B. Teitloff, Murray, KY; James D. Wilson, Lexington, KY. Mr. Welty made the motion to approve these applicants for licensure. Mr. Slade seconded motion. Motion carried, all concurred. Applicants reviewed contingent upon receiving the lacking information. William Drum, Lexington, KY; Bobby Allen, Murray, KY. Mr. Welty made the motion to approve contingent upon receiving the lacking information. Ms. Swearingen seconded. Motion carried, all concurred. Reviewed updated and additional information submitted by John W. Goad, Clarksville, TN. Mr. Slade made the motion to approve Mr. Goad's application. Mr. Green seconded. Motion carried, all concurred.

Election of Chairman and Vice Chairman. Mr. Welty made the motion to nominate Mr. Ray Sandbek as the Chairman. Mr. Slade seconded the motion. Motion carried, all concurred. Mr. Green made a motion to nominate Mr. Wirth for Vice Chairman. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

Discussed a board member auditing the Educators.

Reviewed a change to a Continuing Education course submitted by Professional Learning Institute4U (PLI4U). Mr. Green made the motion to approve this change in the course. Mrs. Swearingen seconded the motion. Motion carried all concurred.

Brought Nelson Henderson, Division of HVAC to discuss investigating the two unlicensed persons possibly performing homes inspections with out having a Kentucky License. Mr. Henderson discussed the process of the investigation to the board.

Discussed the process of reviewing complaints.

### **Break for Lunch**

Technical Difficulties(No recording for 20 minutes)

Reviewed second submittal of a Pre-Licensing Course from A Better School of Home Inspection. Detailed discussion. Mrs. Swearingen made the motion to approve Courses 1 and 2 but not approve Courses 2 and 3. Mr. Wirth seconded the motion. Motion carried, all concurred.

Discussed a revised Standards of Practice (SOP) for Kentucky. Detailed review and changes made for the SOP. More review at the next board meeting.

Reviewed a submittal from KREIA for a new instructors David Goldstein and Jay Jackson. Discussion. Mr. Welty made the motion to approve the additional instructor. Mr. Green seconded. Motion carried, all concurred.

### **Adjournment**

Mr. Welty made motion to adjourn meeting. Mr. Green seconded motion. Motion carried, all concurred. Next meeting is scheduled for October 9, 2007, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.